







# Lake View

Storrs Park, Bowness-On-Windermere, Cumbria, LA23 3LH

A rare opportunity indeed to buy a freehold detached boathouse and fabulous “day room” over, situated in this first class area, just to the south of Bowness-on-Windermere.

Occupying a good sized plot of approximately 1/4 of an acre with 70ft direct lake frontage, slipway, barbeque area, excellent private parking all with fantastic uninterrupted views to the south and west over the lake.

## Quick Overview

Built in 2014 to a superior specification in traditional materials with quality appointments.

70ft lake frontage, 60ft long double sided jetty

Private slipway to lake and parking for 8-10 cars, garden and patios





# Specification

Lake View is a fabulous boathouse built in 2014 with great care and attention using the finest materials by talented craftspeople with cavity block and Lakeland Stone walls under a well insulated Lakeland slate roof.

As you walk down the substantial driveway there is a good garden area, ample parking space and a block paved area to relax and enjoy the surroundings. Good sized boathouse of a generous height with a boardwalk surrounding the wet dock and concrete slipway for launching and double sided 60ft jetty.





# Welcome

## Spacious Reception Hall / Sitting Area

Large aluminium front door with fingerprint access. Aluminium triple glazed windows, tiled floor, exposed feature Lakeland stone walls, underfloor heating, large dual aspect windows with electric blinds, an oak tread metal staircase leading up to the day room over the boathouse

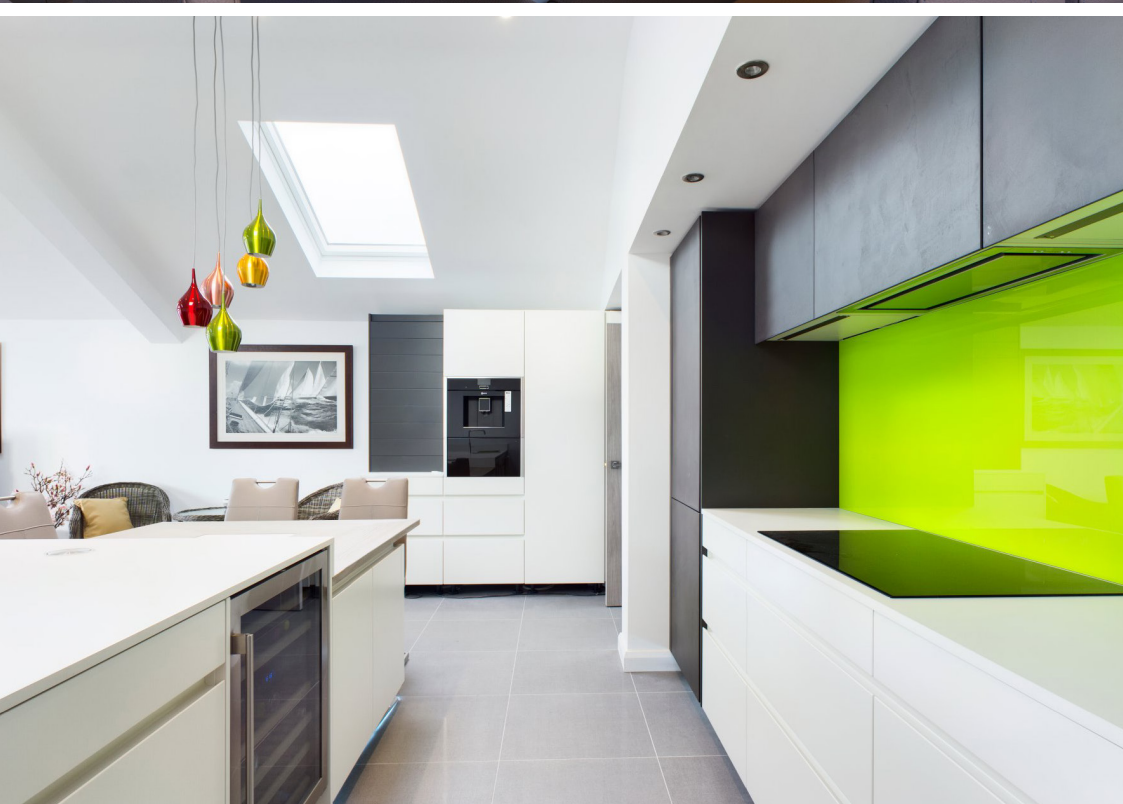
### Specifications

#### Spacious Reception Hall / Sitting Area

16' 6" x 16' 6" max  
(5.03m x 5.03m)







# Fabulous Day Room

## Specifications

Day Room / Kitchen  
25' 8" x 19' 2"  
(7.82m x 5.84m)



## First Floor

Landing Electric Velux Window, polished tiled floor, glass balustrade.

**Fabulous Day Room** Triple glazed gable end framing magnificent and uninterrupted, unsurpassed lake views and access to the composite decked and ornately covered balcony via sliding triple glazed doors. Electric sun blinds and 4 electric Velux windows.

**Kitchen Area** Bespoke Leicht wall and base units, colourful splash back, excellent work surfaces and breakfast bar with storage, built in cupboards containing Vaillant gas fired boiler, integrated Neff appliances include a coffee machine, induction hob, double oven, dishwasher, wine fridge, refrigerator and freezer, extractor hood. Quooker tap offering instant boiling hot water, stainless steel inset sink.









## Bedroom / Store

### Specifications

Bedroom / Store  
12' 2" x 12' 8"  
(3.71m x 3.86m)

**Bedroom / Store** Electric Velux windows, tiled floor, vaulted ceiling.

**En-suite Shower Room** with WC, vanity unit, mirror with light, shower cubicle with rain shower. Heated towel rail, Velux windows, and tastefully tiled walls and floor.





# Large Boat House

With timber boardwalk, higher than usual ceiling, electric lighting and power, 2 access doors serving either side of the boat house, galvanised metal framed boardwalk and substantial timber and metal double remote operated doors.

## Specifications

**Large Boat House**  
36' 6" x 19' 4"  
(11.13m x 5.89m)  
Overall including

**Wet Dock**  
(33' x 13'10")  
(10.06m x 4.22m)







# Outside

Large 1/4 of an acre plot, electric double gates, block paved driveway, and parking for 8-10 cars, WC and store, private slipway (10ft min width), double sided 60ft long jetty, direct lake access, parking for 8-10 cars.

# Important Information

## Services:

Mains gas, electric and water.  
Private drainage system, gas fired combination boiler serving underfloor heating.

## Tenure:

Freehold

## Energy Performance Certificate:

A SAP calculation in respect of the day room is available for inspection.

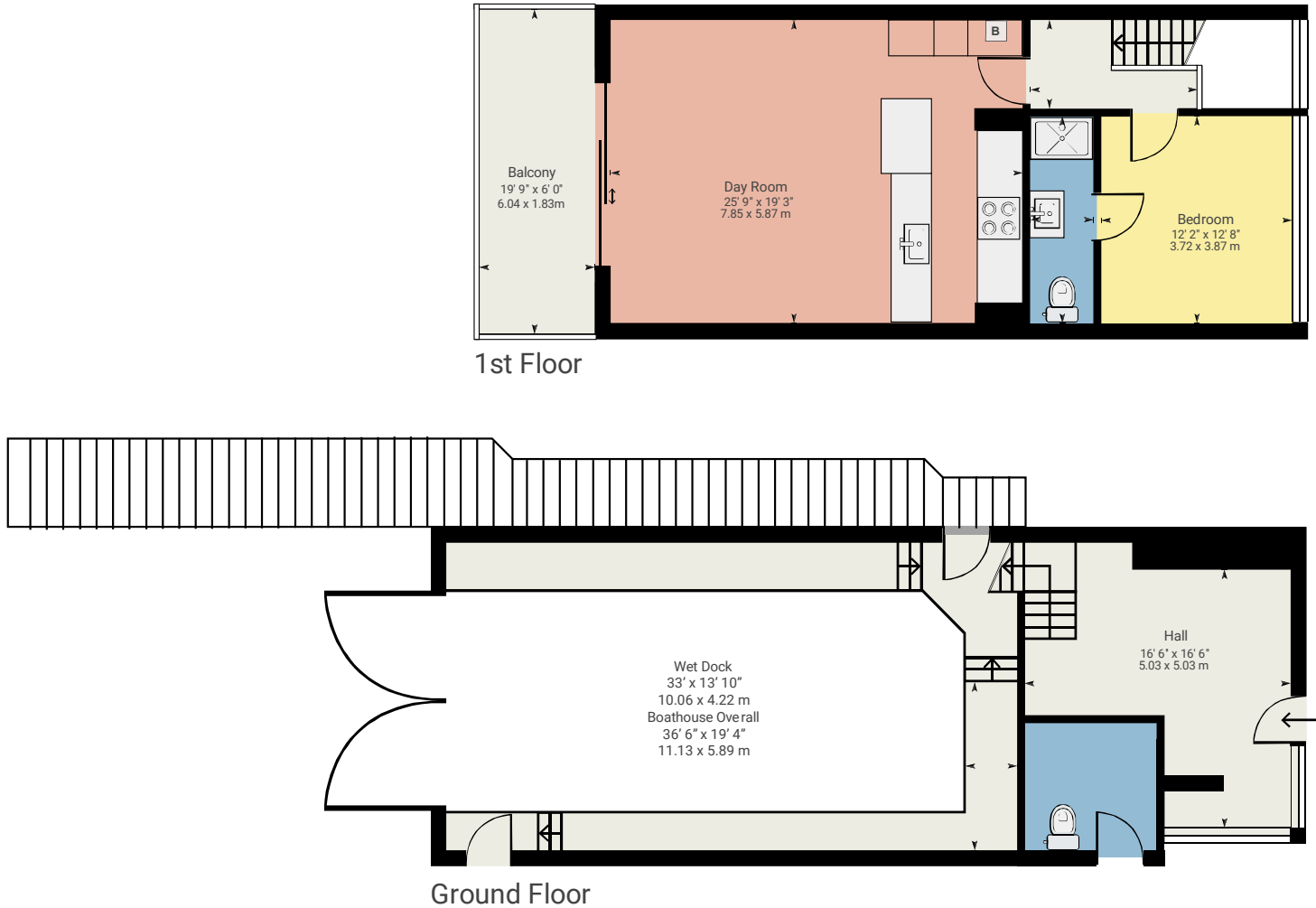
**Business Rates:** South Lakeland District Council. Rateable value of £6,900 with an amount payable of £3,387.90 for 2020/21. Small business rate relief may apply whereby actually no rates are paid (dependent upon occupation circumstances) The current owners are exempt from paying business rates.

**Planning and Use** It is to be noted that Lake View is a Boat House with a Day Room above and approved planning for this can be found under ref: 7/2012/5031.

An application is currently being made to The Lake District National Park for permission for the eventual purchaser of Lake View to be able to build a substantial, detached Boat Store/Garage approximately 8m x 8m in the grounds.



# Floorplans



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

# Boundary Map





## Directions

Lake View, Storrs Park, Bowness-On-Windermere, LA23 3LH

Located just south of Storrs Hall Hotel in Storrs Park, approximately 1.5 miles south of Bowness On Windermere on the eastern shores of the lake.

Follow the A592 (Newby Bridge Road) south of Bowness On Windermere, passing Storrs Hall Hotel. The property is 3 down to the south from Storrs Hall Hotel on the right, entrance is via the double gates, Lake View is signed on the front walls.

## Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

**To view contact our Windermere office:**

Call us on 015394 44461

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